

RECORDING REQUESTED BY:
Old Republic Title

AND WHEN RECORDED MAIL TO:

Dong Chung and Zhen Hui Feng
Kenny Chung
9725 Factorial Way
South El Monte, CA 91733

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 247-6024462-52

Escrow No.: 340688-KS

CORPORATION GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is NOT FOR PUBLIC RECORD

☒ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale.

☐ Unincorporated area ☒ City of Temple City AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

T.C. Associates, a California Limited Partnership

hereby GRANT(s) to:

Dong Chung and Zhen Hui Feng, or Assignee

the real property in the City of Temple City, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 5551 Rosemead Blvd., Temple City, CA 91780
AP#: 5387-032-059

DATED October 8, 2013

STATE OF CALIFORNIA

COUNTY OF Sacramento

On Oct 16, 2013
before me, Dolores R. Lyons

A Notary Public in and for said State personally appeared

Terrill R. Breese [Signature]

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

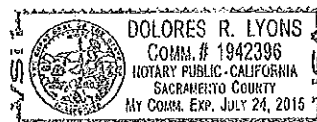
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

T.C. Associates, a California Limited Partnership

By:

Terry Breese
Terry Breese, Managing Partner



Signature Dolores R. Lyons

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

T.C. PROPERTIES, INC.

8482 LONDON PLAIN COURT
FAIR OAKS, CA 95628
916-873-3890
TERRYBREESE@ME.COM

12/9/13

In Re: T.C. Associates Property
Temple City, CA

To Whom It May Concern:

I, Terry Breese, owner by virtue of being Managing General Partner of T.C. Associates, Ltd. Partnership with full voting rights preceding any partner of T.C. Associates, and sole owner of T.C. Properties, Inc., the corporate entity that has all rights and control of T.C. Associates as Managing General Partner of the property which has an address of 5551-5573 N. Rosemead Blvd., Temple City, CA, hereby state and confirm, that the lease showing as exception NO. 19 (Coldwell Banker) in the title report issued by Old Republic Title Company on 11/18/2013 has been terminated and not renewed or extended and is no longer in effect.

I certify under penalty of perjury that the above statement is true.



Terry Breese
Managing General Partner

STATE OF CALIFORNIA
CERTIFICATE OF LIMITED PARTNERSHIP—FORM LP-1
IMPORTANT—Read instructions on back before completing this form

This Certificate is presented for filing pursuant to Chapter 3, Article 2, Section 15621, California Corporations Code.

1. NAME OF LIMITED PARTNERSHIP T. C. Associates, A California Limited Partnership		
2. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE 5250 West Century Blvd., Suite 307	3. CITY AND STATE Los Angeles, CA	4. ZIP CODE 90045
5. STREET ADDRESS OF CALIFORNIA OFFICE IF EXECUTIVE OFFICE IN ANOTHER STATE	6. CITY CALIF.	7. ZIP CODE

8. COMPLETE IF LIMITED PARTNERSHIP WAS FORMED PRIOR TO JULY 1, 1984 AND IS IN EXISTENCE ON DATE THIS CERTIFICATE IS EXECUTED.

THE ORIGINAL LIMITED PARTNERSHIP CERTIFICATE WAS RECORDED ON June 28, 19 77 WITH THE
RECORDER OF Los Angeles COUNTY. FILE OR RECORDATION NUMBER 77-690094

9. NAMES AND ADDRESSES OF ALL GENERAL PARTNERS: (CONTINUE ON SECOND PAGE, IF NECESSARY)

NAME: David D. Miller		
ADDRESS: 5250 West Century Blvd., Suite 307		
CITY: Los Angeles	STATE California	ZIP CODE 90045

9A.

NAME:		
ADDRESS:		
CITY:	STATE	ZIP CODE

9B.

NAME:		
ADDRESS:		
CITY:	STATE	ZIP CODE

10. NAME AND ADDRESS OF AGENT FOR SERVICE OF PROCESS

NAME: Allan Albala, Esq., Neiman Billet Albala & Levine		
ADDRESS: 10960 Wilshire Boulevard, Suite 1908		
CITY: Los Angeles	STATE California	ZIP CODE 90024

11. TERM FOR WHICH THIS PARTNERSHIP IS TO EXIST
Indefinite

12. FOR THE PURPOSE OF FILING AMENDMENTS, DISSOLUTION AND CANCELLATION CERTIFICATES PERTAINING TO THIS CERTIFICATE, THE
ACKNOWLEDGMENT OF ☒ 1 GENERAL PARTNERS IS REQUIRED.

13. ANY OTHER MATTERS THE GENERAL PARTNERS DESIRE TO INCLUDE IN THIS CERTIFICATE MAY BE NOTED ON SEPARATE PAGES AND BY
REFERENCE HEREIN IS A PART OF THIS CERTIFICATE. NUMBER OF PAGES ATTACHED ☐

14. IT IS HEREBY DECLARED THAT I AM (WE ARE) THE PERSON(S) WHO EXECUTED THIS CERTIFICATE OF LIMITED PARTNERSHIP, WHICH EX-
ECUTION IS MY (OUR) ACT AND DEED (SEE INSTRUCTIONS)

SIGNATURE OF GENERAL PARTNER David D. Miller	DATE 5-27-87	SIGNATURE OF GENERAL PARTNER	DATE
SIGNATURE OF GENERAL PARTNER	DATE	SIGNATURE OF GENERAL PARTNER	DATE
SIGNATURE OF OTHER THAN GENERAL PARTNER		TITLE OR DESIGNATION	DATE

15. THIS SPACE FOR FILING OFFICER
USE (FILE NUMBER, DATE OF FILING)

8717700028

FILED
In the office of the Secretary of State
of the State of California

JUN 22 1987
March Fong Eu
MARCH FONG EU
SECRETARY OF STATE

16. RETURN ACKNOWLEDGMENT TO:

NAME	Allan Albala, Esq.
ADDRESS	Neiman Billet Albala & Levine
CITY AND	10960 Wilshire Blvd., Suite 1908
STATE	Los Angeles, California 90024
ZIP CODE	

FORM LP-1—FILING FEE \$70
Approved by the Secretary of State

87 1100258

CERTIFICATE OF LIMITED PARTNERSHIP

OF

T.C. ASSOCIATES

We, the undersigned, being desirous of forming a limited partnership, pursuant to the Uniform Limited Partnership Act as set forth in the Corporations Code of the State of California, do hereby certify:

1. The name of the firm under which said partnership is to be conducted is "T.C. Associates".

2. The character of the business intended to be transacted by said partnership is as follows: acquisition of certain real property located near the southwest corner of Rosemead and Las Tunas Boulevards in Temple City and the development thereon of improvements suitable for commercial retail activity and subsequent leasing and management activities related thereto.

3. The location of the principal place of business is to be at 21515 Hawthorne Boulevard, Suite 214, in the City of Torrance, State of California.

4. (a) The name and place of residence of each general partner interested in said partnership are as follows:

David D. Miller 64 Harford Place
Upland, California 91786..

(b) The name and place of residence of each limited partner interested in said partnership are as follows:

Thomas H. Allison	20820 Anza Avenue Torrance, Ca. 90503
Carl Stroud	1676 Lakewood Upland, Ca. 91786
Antoine Khoury	916 Via Lido Sound Newport Beach, Ca.
Robert Kimrey	859 No. Mountain Ave. Upland, Ca. 91786
Michael Koll	5464 Palo Verde Montclair, Ca. 91763
Larry W. Stewart	3932 Elmwood Court Riverside, Ca. 92506
Terrill Breese	2364 Tulsa Avenue Claremont, Ca. 91711
Louis Straus	4312 Glencoe Ave., Apt. 4 Marina Del Rey, Ca. 90291
Dennis Siders	6146 Cardinal Wrightwood, Ca. 92397
Murray Nagdimon	220 So. Westgate Los Angeles, Ca. 90049
Mary Dilley	10210 Baseline Rd., #142E Alta Loma, Ca. 91701

5. The partnership shall exist for an indefinite term commencing as of the date hereof.

6. The amount of cash contributed by each limited partner are as follows:

Thomas H. Allison	\$400.00
Carl Stroud	\$200.00
Antoine Khoury	\$200.00
Robert Kimrey	\$200.00
Michael Koll	\$200.00
Larry W. Stewart	\$200.00

Terrill Breese	\$200.00
Louis Straus	\$100.00
Dennis Siders	\$100.00
Murray Nagdimon	\$100.00
Mary Dilley	\$100.00

7. Limited partners may make such additional contributions to the capital of the partnership as may from time to time be agreed upon by the general partner and the limited partners.

8. There is no time agreed upon when the contributions of each limited partner is to be returned.

9. The share of the profits or the other compensation by way of income which each limited partner shall receive by reason of his contribution is as follows: Thomas H. Allison shall receive twenty percent (20%) of the profits of said partnership; Carl Stroud shall receive ten percent (10%) of the profits of said partnership; Antoine Khoury shall receive ten percent (10%) of the profits of said partnership; Robert Kimrey shall receive ten percent (10%) of the profits of said partnership; Michael Koll shall receive ten percent (10%) of the profits of said partnership; Larry W. Stewart shall receive ten percent (10%) of the profits of said partnership; Terrill Breese shall receive ten percent (10%) of the profits of said partnership; Louis Straus shall receive five percent (5%) of the profits of said partnership; Dennis Siders shall receive five percent (5%) of the profits of said partnership; Murray Nagdimon shall receive five percent (5%) of the profits of said partnership; Mary Dilley shall

receive five percent (5%) of the profits of said partnership.

The above share of profits is modified insofar that the General Partner shall be entitled to fifty percent (50%) of any profits realized by this Limited Partnership in excess of One Hundred Thousand Dollars (\$100,000.00) in any one year with the other fifty percent (50%) of the profits in excess of said One Hundred Thousand Dollars (\$100,000.00) being distributed to the Limited Partners on the same pro rata basis as set forth herein.

10. In the event of the death, retirement, or insanity of the general partner, said General Partner's estate or guardian or designee shall have the right to continue the business of this Limited Partnership.

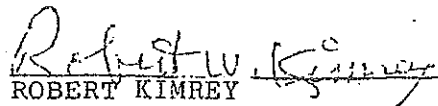
In witness whereof the undersigned have executed this certificate this 3rd day of June, 1977.

David D. Miller
DAVID D. MILLER

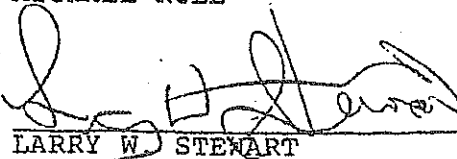
Thomas H. Allison
THOMAS H. ALLISON

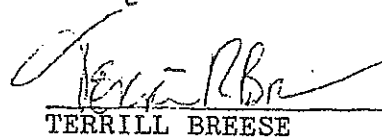
Carl Stroud
CARL STROUD

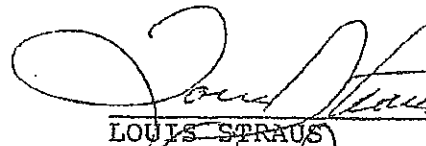
Antoine F. Khoury
ANTOINE KHOURY

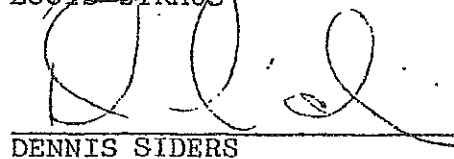

ROBERT KIMREY

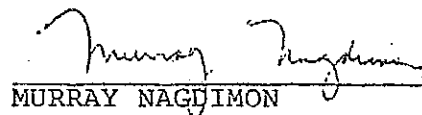

MICHAEL KOLL


LARRY W. STEWART


TERRILL BREESE


LOUIS STRAUS


DENNIS SIDERS


MURRAY NAGDIMON


MARY DILLEY

ACKNOWLEDGMENT

STATE OF CALIFORNIA,)
) ss.
COUNTY OF SAN BERNARDINO)

ON June 3, 1977, before me, the undersigned, a Notary Public in and for said State, personally appeared the following persons, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same:

Thomas H. Allison

Carl Stroud

Antoine Khoury

Robert Kimrey

Michael Koll

Larry W. Stewart

Terrill Breese

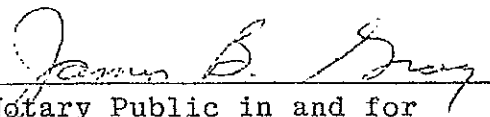
Louis Straus

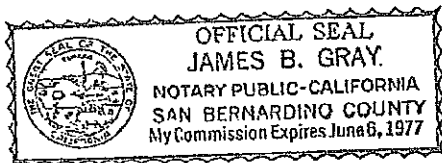
Dennis Siders

Murray Nagdimon

Mary Dilley

WITNESS my hand and official seal.


Notary Public in and for
said State.



[Secretary of State](#)[Administration](#)[Elections](#)[Business Programs](#)[Political Reform](#)[Archives](#)**Business Entities (BE)****Online Services**

- [E-File Statements of Information for Corporations](#)
- [Business Search](#)
- [Processing Times](#)
- [Disclosure Search](#)

Main Page**Service Options****Name Availability****Forms, Samples & Fees****Statements of Information**
(annual/biennial reports)**Filing Tips****Information Requests**
(certificates, copies & status reports)**Service of Process****FAQs****Contact Information****Resources**

- [Business Resources](#)
- [Tax Information](#)
- [Starting A Business](#)

Customer Alerts

- [Business Identity Theft](#)
- [Misleading Business Solicitations](#)

Business Entity Detail

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Tuesday, October 15, 2013. Please refer to [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

Entity Name:	T. C. ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP
Entity Number:	198717700028
Date Filed:	06/22/1987
Status:	ACTIVE
Jurisdiction:	CALIFORNIA
Entity Address:	5250 WEST CENTURY BLVD., STE. 307
Entity City, State, Zip:	LOS ANGELES CA 90045
Agent for Service of Process:	PETER SCHULTZ
Agent Address:	5250 W. CENTURY BLVD., STE. 307
Agent City, State, Zip:	LOS ANGELES CA 90045

* Indicates the information is not contained in the California Secretary of State's database.

* **Note:** If the agent for service of process is a corporation, the address of the agent may be requested by ordering a status report.

- For information on checking or reserving a name, refer to [Name Availability](#).
- For information on ordering certificates, copies of documents and/or status reports or to request a more extensive search, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Field Descriptions and Status Definitions](#).

[Modify Search](#)[New Search](#)[Printer Friendly](#)[Back to Search Results](#)[Privacy Statement](#) | [Free Document Readers](#)

Copyright © 2013 California Secretary of State